

95509

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That RICHARD GAMEGAN & BETTE LOU GAMEGAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HENRY E. ASHFORD and FLORENCE A. ASHFORD the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or pertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit: Lot 12, in the South West  $\frac{1}{4}$  of the North West  $\frac{1}{4}$  of Section 19, Township 36 South Range 11 East, Willamette Meridian.

Subject To:

A 60 foot non-exclusive easement for ingress and egress along the easterly line. Together with:  
A 60 foot non-exclusive easement for ingress and egress along the Easterly line of the West  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of Section 19, Township 36 South, Range 11 East, W.M.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except easements of record and those apparent to the land.

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 1st day of April, 1982; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

*Richard Gamegan*  
RICHARD GAMEGAN  
*Bette Lou Gamegan*  
BETTE LOU GAMEGAN

STATE OF MONTANA  
COUNTY OF RAVALLI } ss.  
April 1, 1982

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_ 19 \_\_\_\_\_

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_

Personally appeared the above named *Richard Gamegan* and *Bette Lou Gamegan* and acknowledged the foregoing instrument to be their voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: Sept. 10, 1982

Notary Public for Oregon  
My commission expires:

RICHARD & BETTE LOU GAMEGAN  
49953 Gamegan Way  
Oakhurst, Calif. #93644  
GRANTOR'S NAME AND ADDRESS  
HENRY E. & FLORENCE A. ASHFORD  
41200 Johnston  
Hemet, Calif. #92343  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
HENRY E. & FLORENCE A. ASHFORD  
41200 Johnston  
Hemet, Calif. #92343  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
HENRY E. & FLORENCE A. ASHFORD  
41200 Johnston  
Hemet, Calif. #92343  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 30th day of Dec., 1982, at 4:14 o'clock PM., and recorded in book M88 on page 22306 or as file/reel number 95509, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By *Caroline Mullins* Deputy

Fee \$8.00

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